

Minutes of Planning Commission Meeting 07-07S2, July 23, 2007

Roll Call: 7:00 pm

Commissioners present were Chair Fitzhugh, Stones, Supplee, and Nicosia. Michele Braun was present as Clerk. Kathleen Lott, Bill Lyon, Jeff Shaw, Jim Baraw, Peter DeMasi, Barbara Amell, Shannon Doney, Rose Beatty, Brenda Dole, Mike Gonneville, Jason Miles, Larry Hopkins, Max Wall, Cornelia Slater, Renate Klatt, Brian Delary, Melody Wilson, James Wilson, Alaina Clements, Libby Hambleton, Warren Hagy, Keli McLellan, Kristi Luce, Timothy Oakes, Stephanie Oakes, Nate Freeman, Kendra True, Michele Fagan, Scott Page, Annette Wicklund, Chandra Blackman, John Wall, Michele Langley, Justin Wrigley, David Ward, Callings Ward, Mike Bedell, Mary Clifford, Ingrid Eriksen-Wilson, James Wilson, Pat Brockway, Mike Kerin, Dick Brockway, John Diebold, and Scott Stone were present.

Approval of Minutes

Nicosia moved to approve the minutes of Meeting 07-07S2, July 9, 2007. Supplee seconded the motion. **The motion passed 4-0-0.**

Subdivision

Robert Lefcourt has applied to subdivide his property at 859 West Hill Road. Mr. Lefcourt purchased the property from George Wilcox on two deeds of 25 acres each in 1997. He has sold one parcel of 25 acres plus dwelling, sale contingent on his acquiring a subdivision permit. Chair Fitzhugh observed that this is not a subdivision: the Commission wants to see Mr. Wilcox' original property and subsequent subdivisions. They do not have sufficient information. Request the Zoning Administrator consult with the town attorney for advice on how to proceed. Nicosia moved to recess the hearing until the next regular meeting; Supplee seconded the motion. **The motion passed 4-0-0.**

Site Plans

American Consulting Engineers and the Northfield School District applied for site plan review for the Dolly Stone Memorial Recreation Field on Garvey Hill. This hearing was opened at the July 9, 2007 Special Meeting of the Planning Commission, and recessed until the July 23, 2007 Special Meeting.

Chair Fitzhugh asked Mr. Diebold to present any changes to the project made in the previous two weeks. Mr. Diebold responded that the parking lot will be lit, gated, and increased to thirty spaces. The project organizers will ask the Village Board of Trustees to restrict parking to one side of the road. There will be no retaining wall: this change will save \$100,000, make use of on-site materials, reduce truck traffic since materials will not be brought in from off-site. Therefore, since retaining walls were the "structure" that originally triggered the Planning Commission's request for an application, Mr. Diebold asserted that there was no longer a mechanism to require a permit. Chair Fitzhugh countered that the excavation also requires site plan review.

Chair Fitzhugh requested testimony from municipal staff. Police Chief Shaw and Ambulance Supervisor Baraw both stated that parking on the shoulders was no impediment to access by emergency vehicles. Mr. Lyon, Superintendent of Public Works, stated that the cost to widen the road and/or straighten the curves would be prohibitive. He also shared that the Village is requiring the contractor on the project to provide a \$30,000 bond for damage to the road, which he believes will be sufficient to

repave the road from Cemetery Street to the building site. Fire Chief Demasi stated that a fire engine cannot get up the road when there are cars parked on both sides, and noted that this is an existing unsafe situation, regardless of the new field.

Neighbors of the project testified to concerns about public safety related to parking and traffic during soccer games.

Proponents of the project spoke of benefits to kids and schools from additional green space, enhanced trails, and more accessible wetland areas.

Chair Fitzhugh summarized the testimony:

- The school could consider hiring a security guard or using volunteer crossing guards to manage traffic at large events.
- Parking on one shoulder is fine for emergency vehicles.
- The road cannot be widened, practically, but parking can be limited to one side.
- Parking and traffic safety enforcement are police matters beyond the purview of the Planning Commission.
- The additional field will exacerbate existing traffic problems at specific, random times.
- The applicants have added ten parking spaces and will improve the existing parking.
- The applicants have proposed steps to mitigate nocturnal mischief in the parking lot.

Nicosia moved to go into deliberative session; Stones seconded the motion. **The motion passed 4-0-0.**

Stones moved to come out of deliberative session; Nicosia seconded the motion. **The motion passed 3-0-0** (Mr. Supplee had to leave the meeting during the deliberative session).

Nicosia moved to approve the project, subject to the following conditions:

Stones seconded the motion. **The motion passed 3-0-0.**

Other Business

- Report on CVRPC meeting
- Discuss issue of pre-1998 subdivisions, subdivision created by road

The Planning Commission tabled the CVRPC report and the subdivision discussion until their next meeting, due to Mr. Supplee's absence and the late hour.

Next Regular Meeting

August 20, 2007

The Planning Commission will resume their regular meeting schedule on August 20, 2007, and applicants for subdivision and site plan review are advised to present complete applications by the end of the month prior to the month in which their applications will be reviewed, in order to allow sufficient time for the legal notice process. A calendar is available in the Municipal building and on the Municipal web site indicating meeting dates and deadlines for submitting materials.

Adjournment: 9:10 pm

A motion to adjourn was made by Stones and seconded by Nicosia. **The motion passed 3-0-0.**

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.